BILL GARRETT, Davidson County
Trans:T20110030883 DEEDWARR
Recvd: 05/24/11 13:52 2 pgs
Fees:13.00 Taxes:925.00
20110524-0039744

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Carl Tied
Affiant

Subscribed and sworn to before me, this 16th day of May, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Middleton **Shannon Middleton**	~~New Owner~~ Avenue Bank	**Map\Parcel: 072-13-0-030.00**
1016 Carolyn Avenue	3823 Cleghorn Ave.	
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ninfa Hendricks Coyle, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

P. L.
Andrew Middleton and Shannon Middleton, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot No. 38 on the Plan of Irvington, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ninfa Hendricks by Warranty Deed from Mitzi Copeland and Tyran Copeland, wife and husband, dated December 19, 2003, of record in Instrument No. 20040108-0002973, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 843, Page 60, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1016 Carolyn Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant

and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of May, 2011.

Ninfa Hendricks Coyle

*Gerald L. Coyle, spouse of Ninfa Hendricks Coyle, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Gerald L. Coyle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Ninfa Hendricks Coyle and husband Gerald L. Coyle , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2011.

Notary Public

My Commission Expires: 9/22/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **110226CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027